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Doc#: 1220748000 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/25/2012 11:32 AM Pg: 1 of 3

THE GRANTOR(S) (NAME AND ADDRESS)

James Lozano and Rachel
Lozano, his wife
3006 S. Homan Avenue,

(The Above Space For Recorder's Use Only)

of the City of Chicago 60623 County of Cook, and State of Illinois, in consideration of the sum of Ten and no/100's Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to Martin J. Drechen, 2528 S. Austin Blvd. as Trustee, under the terms and provisions of a certain Trust Agreement dated the day of Cicero, IL, 2012 ~~19~~ and designated as Trust No. 60804, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description.)

Permanent Index Number (PIN): 16-26-427-026-0000

Address(es) of Real Estate: 3006 S. Homan Avenue, Chicago, IL, 60623

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 99 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

UNOFFICIAL COPY

4. In the event of the disability, refusal of the Trustee herein named, to act, or upon his removal from the State Peter W. Schmidt, Attorney shall act.

is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor^S hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this _____ day of _____, 2012

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

James Lozano
James Lozano

(SEAL)

Rachel Lozano
Rachel Lozano

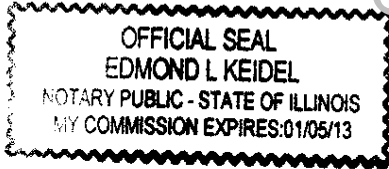
(SEAL)

(SEAL)

(SEAL)

State of Illinois, County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that



IMPRESS SEAL HERE

James Lozano and Rachel Lozano personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 25th day of June, 2012

Commission expires 1-5-19 2012

Edmond L. Keidel
NOTARY PUBLIC

This instrument was prepared by Martin J. Drechen, 2528 S. Austin Blvd., Cicero, IL. 60804
NAME AND ADDRESS

Legal Description

Lot 3 in Witke and Pinkert's Homan Avenue Addition, being a Subdivision of Block 22 in the Subdivision of the Southeast Quarter and the East half of the Southwest Quarter of Section 26, Township 39 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO { Mr. Martin J. Drechen (Name)
2528 S. Austin Blvd., (Address)
Cicero, IL. 60804 (City, State and Zip)

Mr. James Lozano (Name)
3006 S. Homan Ave., (Address)
Chicago, IL. 60623 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO _____

STATEMENT BY GRANTEE AND GRANTEE UNOFFICIAL COPY

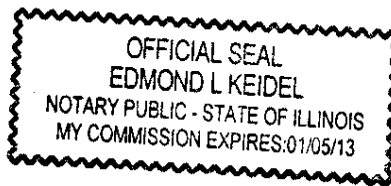
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 6-25-12

Signature James Lozano
Grantor or Agent

Subscribed and sworn to before me
by the said James Lozano
this 25th day of JUNE, 2012

Edmond L. Keidel
Notary Public



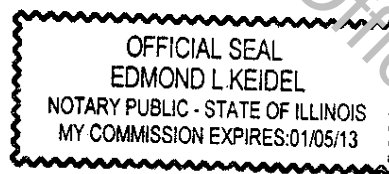
The grantee or his agent affirms and verified that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 6-25-12

Signature Martin J. Drechen
Grantee or Agent

Subscribed and sworn to before me
by the said Martin J. Drechen, Trustee
this 25th day of JUNE, 2012

Edmond L. Keidel
Notary Public



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if except under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]